



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice December 18, 2023

Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to cricker@town.arlington.ma.us by Monday, December 18, 2023, at 3:00 pm. The Board requests that correspondence that includes visual information should be provided by Friday, December 15, 2023, at 12:00 pm.

The Arlington Redevelopment Board will meet Monday, December 18, 2023 at 7:35 PM in the **Arlington Community Center, Main Hall, 27 Maple Street, Arlington, MA 02476**

1. Review Meeting Minutes

7:35 pm The Board will review and vote to approve meeting minutes for December 4, 2023.

2. Conservation Commission Proposed Warrant Articles

7:45 pm A representative of the Conservation Commission will attend for this discussion.

3. Zoning Board of Appeals Proposed Warrant Articles

8:30 pm A representative of the Zoning Board of Appeals will attend for this discussion.

4. Green Streets Arlington

9:15 pm The Board will discuss the parking lot plan proposed by Green Streets Arlington.

5. Permitted Projects

9:30 pm The Board will discuss the work done on projects at 882-892 Mass Ave and 455-457 Mass Ave..

6. Fox Library (157 Mass Ave) Housing Feasibility

9:45 pm The Board will discuss the Community Planning Grant awarded to Arlington to study the feasibility of developing affordable housing above a new Fox Branch Library.

7. Open Forum

10:00 pm Except in unusual circumstances, any matter presented for consideration of

the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three-minute time limit to present a concern or request.

8. New Business

10:15 pm

9. Adjourn

10:30 pm (Estimated)



Town of Arlington, Massachusetts

Review Meeting Minutes

Summary:

7:35 pm The Board will review and vote to approve meeting minutes for December 4, 2023.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	12042023_DRAFT_AMENDED_Minutes_Redevelopment_Board.pdf	12042023 DRAFT AMENDED Minutes Redevelopment Board

Arlington Redevelopment Board
Monday, December 4, 2023, at 7:30 PM
Community Center, Main Hall
27 Maple Street, Arlington, MA 02476
Meeting Minutes

This meeting was recorded by ACMI.

PRESENT: Rachel Zsebery (Chair), Eugene Benson, Shaina Korman-Houston, Kin Lau, Stephen Revilak

STAFF: Claire Ricker, Director, Planning and Community Development

The Chair called the meeting of the Board to order.

The Chair opened with **Agenda Item 1 – Review Meeting Minutes.**

November 20, 2023 – The Board had no comments on the minutes. The Chair requested a motion to approve the November 20 minutes. Mr. Lau so moved, Mr. Benson seconded, and the Board voted unanimously in favor.

The Chair moved to **Agenda Item 2 – Consideration of Citizen Warrant Article.**

The Chair introduced John Leone, who is interested in rezoning 5-7 Winter Street to be in the Neighborhood Multi-Family (NMF) Subdistrict of the MBTA Communities Overlay District.

Ms. Ricker said that 5-7 Winter Street was likely removed from the proposed NMF when the Board decided to remove some parcels immediately behind narrow commercial parcels on Mass Ave, to enable possible future development of larger aggregated commercial parcels. It also may have been removed because it was on the National Register of Historic Places. During the MBTA Communities process, many community members expressed concern about National Register properties being included, so the Board decided not to include such properties.

Mr. Leone stated that 5-7 Winter belongs to his family, having been purchased by his grandparents around 1956. He noted that the property is a very large parcel for Arlington. It has been on the National Register since 1984, as has 13 Winter Street, which was included in the NMF. He does not think that being on the National Register is a reason to exclude 5-7 Winter Street from the NMF. Because it's on the National Register, his family cannot make any changes without going before the Historical Commission. They currently have no plans to make any changes, but they want to preserve all their options. The size of the lot and its position behind a row of commercial storefronts means that a commercial property might be interested in using a part of the parcel that doesn't include the historic house to expand their business. The family could also decide to add on to the back of the house. If this parcel is not included, 5-7 Winter Street could potentially be left as the sole smaller house, surrounded by larger properties built under the MBTA Communities Overlay District. His preference would be for the Board to present a warrant article to include 5-7 Winter Street in the NMF.

The Chair stated that the intent of the Board was not to include any National Register properties in the MBTA Communities Overlay District, with the understanding that owners of those properties could propose Citizen Warrant Articles to be rezoned if they wished to do so. 13 Winter Street was included in error. She agreed with Mr. Leone that it would make sense to include 5-7 Winter Street in the NMF. She prefers that when someone wishes to rezone their property, that be proposed as a citizen petition rather than being Board-sponsored, but that doesn't mean that the Board wouldn't support it.

Mr. Lau noted that when Mr. Leone proposed an amendment to Article 13 (MBTA Communities Overlay District) including 5-7 Winter Street in the NMF at the Special Town Meeting in October 2023, the Board indicated that they would support it as a future Citizen Warrant Article for rezoning, but not as an amendment to the basic Article. He said that he would be supportive of making the change because Mr. Leone made a good argument and his proposal made sense. He also noted that the commercial parcels along Mass Ave next to 5-7 Winter Street are very narrow, making it difficult for them to be further developed. He would also be supportive of including at least some of the 5-7 Winter Street parcel in a future East Arlington Business District.

Ms. Korman-Houston concurred with Mr. Lau and the Chair and said that she would be supportive of a Citizen Petition to rezone the property.

Mr. Benson said that he also thinks it probably makes sense to rezone the property. He felt that doing so at the Special Town Meeting in October 2023 was too soon, because it provided no opportunity for outreach to the neighbors or the Historical Commission. He was under the impression that all the properties on the National Register had been excluded from the MBTA Communities Overlay District and was surprised to learn that they were not. He also noted that at some point in the next few years, the Board plans to rezone that section of Mass Ave. If at that time, the parcels facing Mass Ave which abut 5-7 Winter Street are rezoned into the Mass Ave/Broadway Multi-Family Subdistrict (MBMF) of the MBTA Communities Overlay District, and if the owner of one or more of those parcels purchases part of the 5-7 Mass Ave parcel and incorporates it into their parcel, that property will automatically become part of the MBMF, without requiring a separate rezoning process. He said that pending feedback from abutters and the Arlington Historical Commission, he would support a Citizen Petition from Mr. Leone to rezone the property.

Mr. Benson asked Mr. Leone if his family was involved in the process of 5-7 Winter Street being placed on the National Register. Mr. Leone said that they were not involved. His father may have been aware that it was happening, but the property was placed on the Register without discussion with the family.

Mr. Benson recommended that Mr. Leone read the Zoning Bylaw as it pertains to rezoning properties, because he would be required to officially notify abutters about the proposed change. The Chair noted that DPCD could help Mr. Leone figure out what's required.

Mr. Revilak said that he is also supportive of including 5-7 Winter Street in the NMF. He would also consider concurrently changing the base zoning of the property to B3, given that it abuts multiple B3 properties, and that would enable more flexibility to allow portions of the 5-7 Winter Street property to be aggregated with any of those B3 properties.

The Chair opened the floor to public comment about the proposed Citizen Warrant Article.

- Joanne Robinson, Chair of Historical Commission – She would like to see the historical houses retained and put to good use. She can provide a list of other National Register properties included in the MBTA Communities Overlay District, some of which are very historically important.

Mr. Benson stated that the carriage house on the property is also part of the National Register of Historic Places. Ms. Robinson concurred.

The Chair closed public comment. She noted that the Board is generally supportive. If Mr. Leone decides to move forward with a Citizen Warrant Article, the Board will hold a full hearing.

The Chair moved to **Agenda Item 3 – Discussion of Plans for 2024.**

The Chair said that at the Board Retreat, the issue of the Administrative Review of Signs was identified as needing a follow-up conversation.

Mr. Benson noted that the current ARB Rules and Regulations only allow administrative review of signs for sign modifications with the same type of illumination as the existing signs. That means that most sign permits would have to go before the Board, unless the Board wants to modify the rules and regulations to give DPCD staff more authority.

Ms. Ricker said that it has sometimes been tricky to determine when sign permit applications need to go before the Board, balancing the Board's desire to see and approve signs with not wanting to burden the applicant or the Board with unnecessary requirements. The Board needs to determine how much they want to see. DPCD staff have tried to review signs and approve those that are within the constraints of the Zoning Bylaw without requiring them all to go before the Board.

Mr. Benson said that the way he reads the Rules and Regulations, new signs cannot be administratively reviewed. He asked if the Board should change their rules so that only signs that do not meet zoning requirements need to go before the Board, and all others can be administratively approved.

Mr. Revilak said that he would be in favor of using administrative review that comply with zoning requirements. He also thinks that the Board should address whether they want to keep the requirement that internally illuminated signs must go before the Board.

Ms. Korman-Houston said that administrative review of signs that comply with the zoning bylaw makes sense, potentially reserving the right of the Board to review signs in key locations or that are particularly high profile.

The Chair agreed, and said that including language saying that the Board “may” reconsider certain signs gives DPCD a certain amount of flexibility. She thinks that they should allow administrative review of illuminated signs, given that the zoning bylaw is sufficiently clear about what kind of illumination is required.

Mr. Lau agreed and said that it doesn’t make sense to require any business wanting to put up a sign to go through a full Environmental Design Review process. He thinks that they should make whatever changes are necessary to the Rules and Regulations to allow administrative review.

Mr. Benson replied that they would need to re-write Rule 18. He proposed maintaining only two requirements for administrative review:

2. The sign(s) meet zoning requirements.
3. There are no known zoning or general bylaw violations outstanding on the property.

He recommended retaining the sentence, “The Department of Planning and Community Development is not required to provide administrative approval and may at any time refer the application to the Board.” He offered to rewrite Rule 18 and bring it back to the Board.

Mr. Benson asked if there should be a fee for submitting a sign for administrative review. Ms. Ricker replied that the Inspectional Services Department charges a fee for a sign permit, but she is not sure if they charge a fee for a sign application. She said that she would find out. Mr. Benson noted that the ARB Rules and Regulations require a fee.

The Chair asked Ms. Ricker if there were other issues discussed at the Retreat which required further discussion. Ms. Ricker said that the Board needs to discuss potential future urban renewal areas. She proposed that DPCD consider the issue and suggest areas that would be appropriate for an Urban Renewal Plan to the Board at their next meeting on December 18. Mr. Lau said that he would be interested in helping DPCD look into appropriate urban renewal areas. Discussion of particular areas ensued.

Mr. Revilak said that another issue that needed more discussion after the Retreat was the reduced height buffers. The Chair suggested holding that discussion for the January 8 meeting. She said that the Board needs to review the background information so that they can come to agreement about the scope and the references that need to be included in the language of the Warrant Article. Mr. Lau requested the inclusion of a sketch-up model of Mass Ave that shows the massing and topographic lines in the materials for the January 8 meeting to assist in that discussion.

Mr. Benson suggested adding language from the Massachusetts Architectural Access Board as a general condition in all Board decisions. The language he would like to include is: “This Special Permit / Environmental Design Review approval is conditioned upon compliance with the conditions set forth herein and any other forms of relief granted, with the State Building Code, and, where applicable, with the Massachusetts Architectural Access Board regulations.”

The Chair moved to **Agenda Item 4 – Open Forum.**

The Chair opened the floor for public comment. Seeing no one who wished to speak, the Board closed Open Forum.

The Chair moved to **Agenda Item 5 – New Business.**

Ms. Ricker announced that the Town has hired a new DPCD Assistant Director.

Mr. Revilak announced that his gubernatorial appointment to the Board was formally renewed.

The Chair asked for a motion to adjourn. Mr. Lau so moved, and Mr. Benson seconded. The Board voted and approved unanimously.

Meeting **Adjourned at 8:20 pm.**



Town of Arlington, Massachusetts

Conservation Commission Proposed Warrant Articles

Summary:

7:45 pm A representative of the Conservation Commission will attend for this discussion.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Inland_Wetland_District_Proposal_Memo.pdf	ConCom Inland Wetland District Proposal Memo
▢	Reference Material	Open_Space_Rezoning_Proposal_Memo.pdf	ConCom Open Space Rezoning Proposal Memo



TOWN OF ARLINGTON

MASSACHUSETTS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

To: Arlington Redevelopment Board
From: David Morgan, Environmental Planner + Conservation Agent, Department of Planning and Community Development
Date: December 13, 2023
Subject: Proposal for Removal of Inland Wetland District Overlay from Zoning Bylaw

This memo proposes the removal of the Inland Wetland District (IWD) overlay from the Town's Zoning Bylaw. While the IWD's original intent of protecting sensitive wetlands was commendable, its current implementation is outmoded and hinders responsible development.

Reasons for Removal:

1. **Superseded by Conservation Commission:** The Conservation Commission, established under state law, possesses robust authority to protect wetlands through public hearings, permit review, and acquisition programs. The IWD's redundant overlay creates unnecessary complexity and potential for conflicting regulations. The IWD itself is internally inconsistent and inapplicable in its current state. Moreover, the IWD's broad brush approach fails to differentiate between various wetland types, functions, and performance standards and therefore fails to provide the intended protections.
2. **Impediment to Development:** The Town's permitting process can be further streamlined by removing the superfluous IWD. A more nuanced and data-driven approach already exists to better balance environmental protection with responsible development.
3. **Outdated Data:** The IWD references public data that are not currently included in the zoning map. While this is not a problem with the IWD itself, the publicly available, accurate information hinders informed decision-making and fair development proposals. Town employees should prioritize other work than making the IWD operational.

The Department of Planning and Community Development proposes an amendment to the Zoning Bylaw to remove the IWD overlay, replacing it with the expertise of the Conservation Commission.

The IWD, while well-intentioned, is no longer an effective tool for wetland protection in Arlington. DPCD encourages the Arlington Redevelopment Board to consider this proposal and initiate a collaborative dialogue to chart a path forward for effective wetland protection in our community. Thank you for your time and consideration.



TOWN OF ARLINGTON

MASSACHUSETTS

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

To: Arlington Redevelopment Board

From: David Morgan, Environmental Planner + Conservation Agent, Department of Planning and Community Development

Date: December 13, 2023

Subject: Proposal for Rezoning Open Spaces

The Department of Planning and Community Development (DPCD) proposes a comprehensive rezoning of 68 open space parcels currently zoned for other uses to the Open Space District. This initiative is supported by the Park & Recreation Commission, Conservation Commission, and Open Space Committee, who recognize the significant benefits it would bring to Arlington's environmental and recreational landscape. Maps of the areas described below can be found at: <https://arcg.is/1HHr4T>.

Currently, 68 open spaces, serving diverse purposes across recreation, conservation, historic/cultural, and even private uses, remain zoned for non-open space purposes. This discrepancy creates confusion, hinders future management and development, and potentially threatens the long-term protection of these vital resources.

Proposed Rezoning and Benefits

The DPCD proposes rezoning all 68 open space parcels to the Open Space District. This action would bring several key benefits:

- **Enhanced Protection:** Zoning these parcels as Open Space solidifies their status as permanent green spaces, safeguarding them from inappropriate development and ensuring their continued availability for public enjoyment and environmental preservation.
- **Improved Management:** Consistent zoning simplifies land use regulations and facilitates efficient management by the responsible agencies, including the Park & Recreation Commission, Conservation Commission, and others.
- **Clarity and Transparency:** Clear zoning designations eliminate confusion for residents and developers, promoting transparency and streamlined permitting processes for projects compatible with open space uses.
- **Increased Recreation and Conservation Opportunities:** Rezoning can pave the way for future expansion of recreational facilities, conservation initiatives, and historic preservation efforts within these open spaces, further enriching the quality of life for all residents.

The 68 parcels fall into five distinct categories:

- **Recreation (15 properties):** Parks, playgrounds, athletic fields, and other recreational facilities currently zoned R1 or R2.
- **Conservation (18 properties):** Woodlands, wetlands, and other environmentally sensitive areas currently zoned R1, MU, PUD, or R0.
- **Historic/Cultural (9 locations, 13 parcels):** Sites like Monument Park and Jason Russell House currently zoned R1, R2, B1, B2, or B5.
- **Private (4 properties, 9 parcels):** Boat and country clubs and a conservation restriction currently zoned R0 or R1.
- **Cemeteries (4 properties, 8 parcels):** Town-owned and private cemeteries currently zoned R1.

DPCD encourages the Arlington Redevelopment Board to carefully consider this proposal and its potential benefits for Arlington's open spaces. We are confident that rezoning these parcels will ensure their lasting protection and contribute to a more vibrant, sustainable, and resilient community. We are happy to provide further information and answer any questions you may have.



Town of Arlington, Massachusetts

Zoning Board of Appeals Proposed Warrant Articles

Summary:

8:30 pm A representative of the Zoning Board of Appeals will attend for this discussion.

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	ZBA_Zoning_Bylaw_amendments_memo_-_11152023.pdf	ZBA Zoning Bylaw amendments memo

From: Christian Klein
Sent: Wednesday, November 15, 2023 9:52 AM
To: Rachel Zsembery; Claire Ricker
Cc: Patrick Hanlon; ZBA
Subject: Re: ZBA - Proposed Zoning Amendments

Rachel,

The ZBA discussed a number of sections of the zoning bylaw which deserve discussion and possible amendment. If there could be an opportunity to review them with the ARB, that would be appreciated. A couple of them would also benefit from input by the Conservation Commission.

Here is the list that we discussed:

1. Section 2: Definitions of Attached Building and Detached Building have a gap between them. There are several possible approaches to resolving the issue.
2. Section 5.3.10 allows using the average setback along a street as the front yard setback, but it only applies to vacant property. There is practically no vacant land in town. Expanding this section to include developed land should be considered.
3. Sections 5.7 and 5.8 at best duplicate the efforts of the Conservation Commission and at worst, allows applicants or opponents to try and re-litigate an adverse decision before the ZBA.
4. Section 5.9.2 includes bullets instead of numbers in one of the subsections. This makes it difficult to cite. If the bullets could be replaced by numbers or letters, that would be helpful.
5. Sections 6.1.10.A and 6.1.11.A have multiple requirements for residential parking that are difficult to follow and enforce. A rewrite would be very helpful if it could clarify the requirements.
6. There is some confusion regarding the location for ADUs in accessory buildings. The dimension table sets the setback for an accessory building as 6 ft in the side and rear. The table notes that exceptions are included in Section 5.4.2(B). Section 5.9.2.B(1), bullet 5, sub iii, allows a ADU in an accessory building closer to the lot line than 6 ft by special permit. If this is truly an exception to the table, as the ZBA has interpreted it, that should be noted in the table or by reference in Section 5.4.2(B).

I think you for your consideration, and I look forward to an opportunity to discuss these items with you.

Best,
Christian Klein
Chair, Arlington ZBA



Town of Arlington, Massachusetts

Green Streets Arlington

Summary:

9:15 pm The Board will discuss the parking lot plan proposed by Green Streets Arlington.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Green_Streets_Arlington_Parking_Lot_Proposal.pdf	Green Streets Arlington Parking Lot Proposal

PROPOSED NEW ARLINGTON ZONING SECTION

Design requirements for green parking lots

Purpose: Design parking lots with shade cover along with storm water interception and infiltration to help with the increasing urban heat island effect of paved areas and flooding that comes with climate change. To this end, all new and reconstructed parking lots shall include landscape designs that result in either tree canopy which provides 50% shading of parking lot surface areas within 15 years from the time of tree planting, or 50% shading, in part or in total, from an overhead photovoltaic canopy.

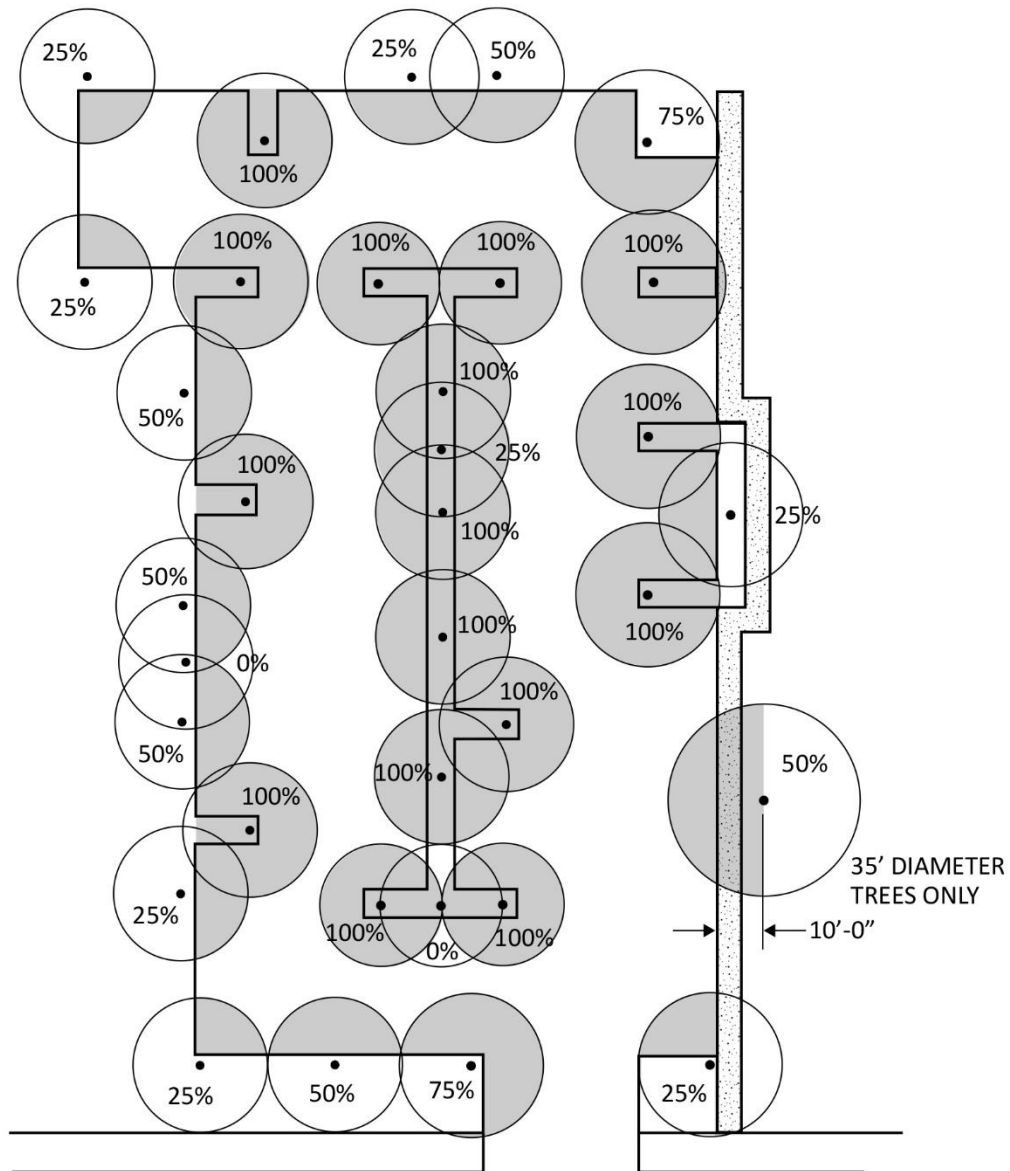
Process:

- a. Any application submitted for a building permit which involves a new or reconstructed¹ parking lot must also include a Shade Plan (see sample). Building Permit applications will not be processed until these items are reviewed and approved by the Planning Department and the Town Tree Warden.
- b. The Shade Plan may include an overhead photovoltaic canopy to provide all or part or of the required shade, compliant with other parking lot requirements, so long as the plan includes shade trees around the perimeter of the parking lot.
- c. If the Shade Plan incorporates one or more trees, all planting and watering systems must be installed to the satisfaction of the Tree Warden and the Planning Department prior to issuance of a Final Certificate of Occupancy or Completion.

Tree planting and watering practices (sample)

- i. Tree species selected from approved parking lot Town of Arlington Official Tree Replacement List (as per the Tree Warden)
- ii. Parking lot shade trees shall be a minimum of 2" caliper size for deciduous trees, eight (8) feet in height for evergreen trees, and a minimum of one (1) inch caliper per trunk for multi-trunk trees, at the time of planting.
- iii. Tree wells (inside dimension minimum 6'x6' or 36 sq ft) to provide adequate rootable soil volume (minimum 100 cubic feet).
- iv. The use of structural soils is encouraged.
- v. Irrigation in tree wells should be adapted for deep watering.
- vi. Trees planted at a distance of ½ the tree well distance behind the curb.
- vii. Continuous planting islands are encouraged to allow for multiple tree planting and increased rootable soil volume
- viii. Nature-based engineering for stormwater management and tree irrigation (ex. rain gardens)
- viii. Parking lot lighting should not conflict with required shade tree locations or growth
- ix. Trees which do not survive for thirty-six months following planting and are approved for removal must be replaced.

Shade Plan (sample next page) shall include trees drawn to scale at the size indicated on the Town of Arlington Official Tree Replacement List (as per the Tree Warden), and a shade calculation table using information from the Tree List. Identify all healthy existing tree species on site for consideration in shade credit calculations.



PARKING LOT

- NOTES:
1. This diagram is intended to reflect the manner in which shade is credited under various conditions. It is not necessarily an illustration of 50% coverage.
 2. Trees may receive 25%, 50%, 75%, or 100% credit as shown.
 3. Shade overlap is not counted twice.



Town of Arlington, Massachusetts

Permitted Projects

Summary:

9:30 pm The Board will discuss the work done on projects at 882-892 Mass Ave and 455-457 Mass Ave..

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	Docket_3625_Combined_Application_Materials_and_Plans.pdf	Docket 3625 Combined Application Materials and Plans
▢ Reference Material	Docket_3625_Time_Stamped_Decision_and_Signature_Page_882-892_Mass_Ave.pdf	Docket 3625 Time Stamped Decision and Signature Page 882-892 Mass Ave
▢ Reference Material	Docket_3625_Approval_Letter_for_TDM_Plan_Special_Condition_9_05-19-2022.pdf	Docket 3625 Approval Letter for TDM Plan Special Condition 9 05-19- 2022
▢ Reference Material	455-457_Mass_Ave_permits.pdf	455-457 Mass Ave permits



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 882-892 Massachusetts Ave
Name of Record Owner(s) 882-892 Massachusetts Ave, LLC Phone 781-654-6306
Address of Owner 452 Massachusetts Ave, Ste 203, Arlington, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Same as above
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property Map 126, Block 1, Lots 6 and 7
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 1523, Page 101;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Retail, Service, Restaurant
6. Proposed Use of Property (include # of dwelling units, if any) Mixed-Use
21 Apartment Units, 1,750 SF Retail
7. Permit applied for in accordance with _____ 3.4 _____ Environmental Design Review
the following Zoning Bylaw section(s) 5.5.2 _____ Dimensional and Density Regulations
SP _____ (Mixed-Use <=20,000SF)
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.
See Attached

(In the statement below, strike out the words that do not apply)

The applicant states that 882-892 Massachusetts Ave, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 882-892 Massachusetts Ave which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

Address

Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- X Dimensional and Parking Information Form (see attached)
- X Site plan of proposal
- N/A Model, if required
- X Drawing of existing conditions
- X Drawing of proposed structure
- X Proposed landscaping. May be incorporated into site plan
- X Photographs
- X Impact statement
- N/A Application and plans for sign permits
- X Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____ Special Permit Granted	Date: _____
_____ Received evidence of filing with Registry of Deeds	Date: _____
_____ Notified Building Inspector of Special Permit filing	Date: _____

TOWN OF ARLINGTON REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 882-892 Massachusetts Ave

Zoning District B2

Owner: 882-892 Massachusetts Ave, LLC

Address: 452 Massachusetts Ave, Arlington, MA

Present Use/Occupancy: No. of Dwelling Units:

Retail, Service, Restaurant

Uses and their gross square feet:

1-Story 5,016 SF

Proposed Use/Occupancy: No. of Dwelling Units:

Mixed-Use, 21 Apartment Units & 1,750 SF Retail

Uses and their gross square feet:

4-Story Mixed-Use

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	14,381 SF	14,381 SF	min. ----
Frontage	208 FT	208 FT	min. ----
Floor Area Ratio	0.35	1.23	max. 1.5
Lot Coverage (%), where applicable	34.9%	30.8%	max. ----
Lot Area per Dwelling Unit (square feet)	N/A	685 SF	min. ----
Front Yard Depth (feet)	0 FT	2.7 FT	min. ----
Side Yard Width (feet) right side	--	--	min. ----
left side	1.3 FT	3.4 FT	min. ----
Rear Yard Depth (feet)	53.6 FT	63.0 FT	min. 20.3 FT
Height	----	-----	min. -----
Stories	1-STORY	4-STORY	stories 4-STORY
Feet	13.5 FT	47'-4" FT	feet 50 FT
Open Space (% of G.F.A.)	-----	-----	min. -----
Landscaped (square feet)	760 SF	1,226 SF(10.6%)	(s.f.) 1,161 SF (10%)
Usable (square feet)	0 SF	2,325 SF(20%)	(s.f.) 2,323 SF (20%)
Parking Spaces (No.)	UNKNOWN	23 SPACES	min. 25 SPACES
Parking Area Setbacks (feet), where applicable	0 FT	5 FT	min. 5 FT
Loading Spaces (No.)	N/A	N/A	min. N/A
Type of Construction	NEW CONSTRUCTION		
Distance to Nearest Building	12.1 FT	18.3 FT	min.



MASSACHUSETTS AVENUE

(PUBLIC - VARIABLE WIDTH)

ZONING SUMMARY TABLE			
B2-NEIGHBORHOOD BUSINESS (MIXED-USE <=20,000SF)			
ITEM	REQUIRED/ ALLOWED	EXISTING	PROPOSED
MINIMUM LOT AREA	----	14,380± SF	14,380± SF
MINIMUM LOT AREA PER UNIT	----	N/A	685± SF
MINIMUM FRONTAGE	50 FT	208± FT	208± FT
MINIMUM FRONT YARD SETBACK	----	0 FT	2.7 FT
MINIMUM SIDE YARD SETBACK	----	1.3 FT	3.4 FT
MINIMUM REAR YARD SETBACK	20.3 FT	53.6 FT	63.0 FT
LANDSCAPED OPEN SPACE	10%	5.3%	10.6%
USABLE OPEN SPACE	20%	0.0%	20.0%
MAXIMUM HEIGHT	50 FT	13.5± FT	>50
MAXIMUM HEIGHT STORIES	4 ⁽¹⁾	1	4
FLOOR AREA RATIO	1.50	0.35	1.23

ZONING TABLE NOTES:

- SECTION 5.3.17, FOR BUILDING MORE THAN 3 STORIES IN HEIGHT, AN ADDITIONAL 7.5 FT STEP-BACK SHALL BE PROVIDED BEGINNING AT THE THIRD STORY LEVEL OR 30 FT ABOVE GRADE, WHICHEVER IS LESS. THE UPPER STORY STEP-BACK SHALL BE PROVIDED ALONG ALL BUILDING ELEVATIONS WITH STREET FRONTAGE.
- SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, D. FOR MIXED USES AND ANY PERMITTED RESIDENTIAL USE NOT SPECIFICALLY IDENTIFIED IN THE TABLES IN SECTION 5.5.2, THE MINIMUM OPEN SPACE REQUIREMENTS (COMPUTED FROM THE RESIDENTIAL FLOOR AREA ONLY) SHALL BE 10% LANDSCAPED AND 20% USABLE IN THE B1, B2, B2A, B3, AND B4 DISTRICTS, AND 15 PERCENT USABLE IN THE B5 DISTRICT.

PARKING SUMMARY TABLE

USE	CALCULATION	MIN. REQUIRED	TOTAL PROPOSED
APARTMENT BUILDING	1.15 SPACES PER 1 BED UNIT	25	23 ⁽³⁾
	21 X 1.15 = 24.15 REQUIRED		
OFFICE BUSINESS OR PROFESSIONAL	1 PER 500 SF	N/A	N/A
	1,750 SF (UNDER 3,000 SF PARKING N/A)		
		25	23 ⁽³⁾

ADA SPACES REQUIRED:

(15-25) TOTAL PARKING SPACES PROVIDED, 1 SHALL BE THE MINIMUM ADA PARKING PROVIDED, 1 SPACES BEING VAN ACCESSIBLE.

PROVIDED 1 SPACES, 1 BEING VAN ACCESSIBLE.

PARKING TABLE NOTES:

- SECTION 6.1.10, C. FOR A MIXED-USE DEVELOPMENT THE FIRST 3,000 SF OF NON-RESIDENTIAL SPACE IS EXEMPT FROM THE PARKING REQUIREMENTS OF THIS SECTION 6.1.
- SECTION 6.1.11, STANDARD PARKING STALLS SHALL BE 8.5'X18', AND COMPACT SPACES SHALL BE 8'X16'(UP TO 20% ALLOWED WITH S.P.). DRIVE AISLE WIDTH SHALL BE 24' FOR TWO-WAY TRAFFIC. A WAIVER IS REQUESTED FOR A REDUCTION IN WIDTH TO 22 FT.
- SECTION 8.2.4 INCENTIVE, A. THE APPLICANT SHALL HAVE THE OPTION TO REDUCE THE NUMBER OF SPACES REQUIRED IN SECTION 6.1.4 TABLE OF OFF-STREET PARKING REGULATIONS BY UP TO 10%.

LEGEND

PROP. PROPERTY LINE	---
SIGN	+
BOLLARD	•
BUILDING	[Hatched Box]
BUILDING ARCHITECTURE	[Hatched Box]
BUILDING INTERIOR WALLS	[Hatched Box]
CURB	---
PARKING STRIPING	[Hatched Box]
ROADWAY STRIPING	[Hatched Box]
SIDEWALK	[Hatched Box]
ADA ACCESSIBLE RAMP	[Hatched Box]
ADA DET. WARNING SURFACE	[Hatched Box]
SNOW STORAGE	[Hatched Box]
SAW-CUT LINE	---
PARKING COUNT	10
VINYL FENCE	---

NOTES

- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.
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ISSUED FOR REVIEW
7/15/2020

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

2	06/23/2020	ISSUED FOR ARB
1	04/10/2020	ISSUED FOR ARB
REV	DATE	DESCRIPTION

APPLICANT/OWNER:

882-892 MASSACHUSETTS AVE, LLC
452 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:

892 MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-01	DATE:	04-10-20
SCALE:	1" = 10'	DWG. NAME:	C2729-01
DESIGNED BY:	ARM	CHECKED BY:	BDJ/RC

PREPARED BY:

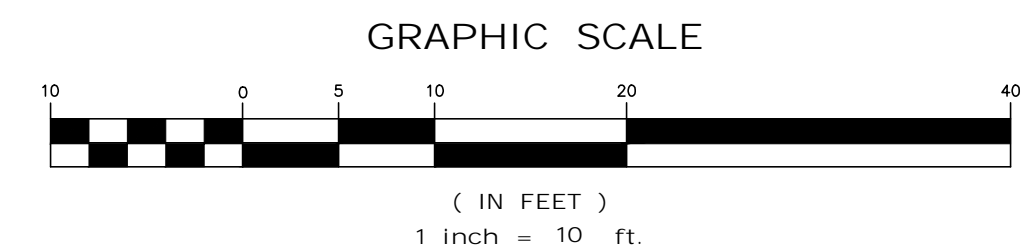
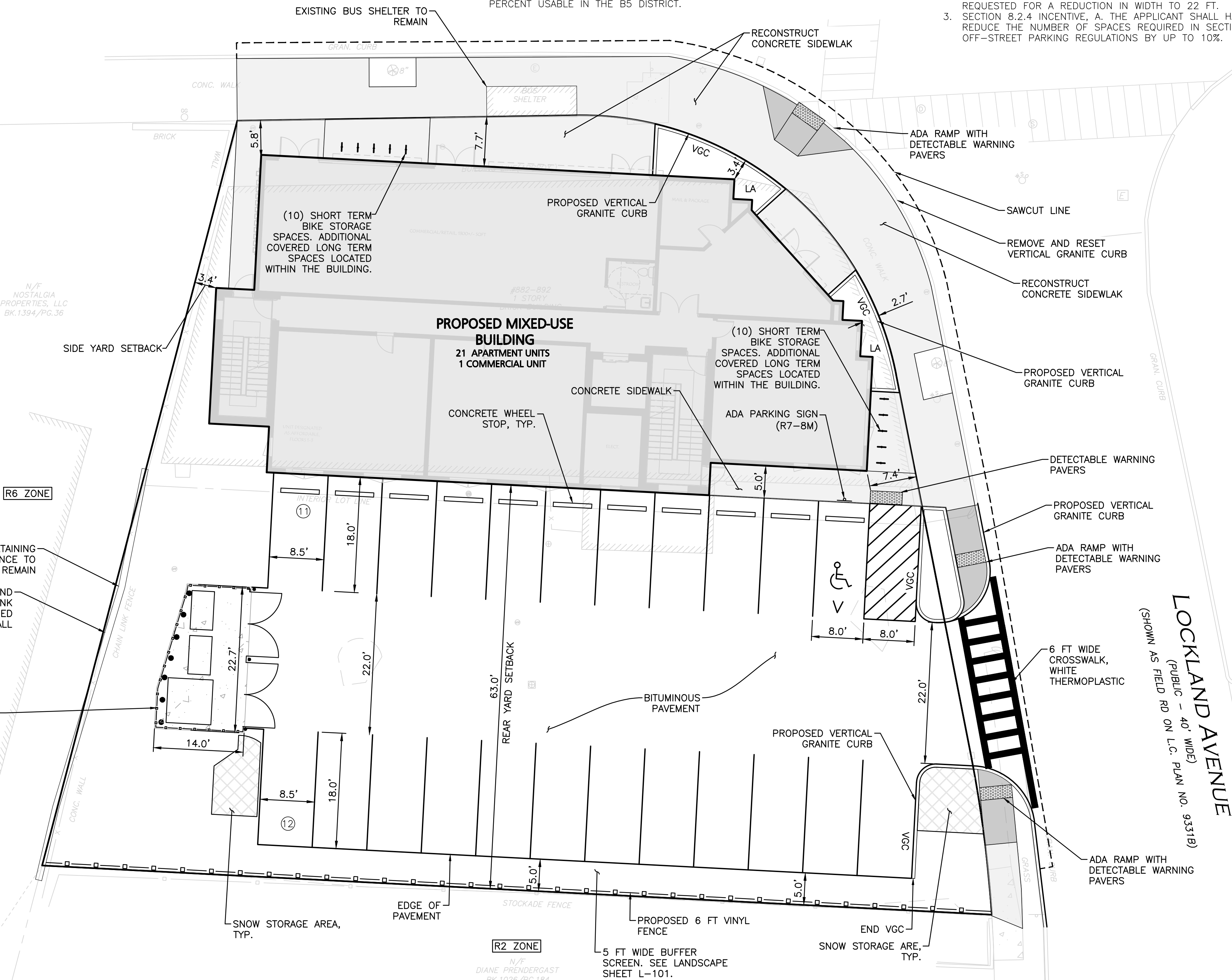
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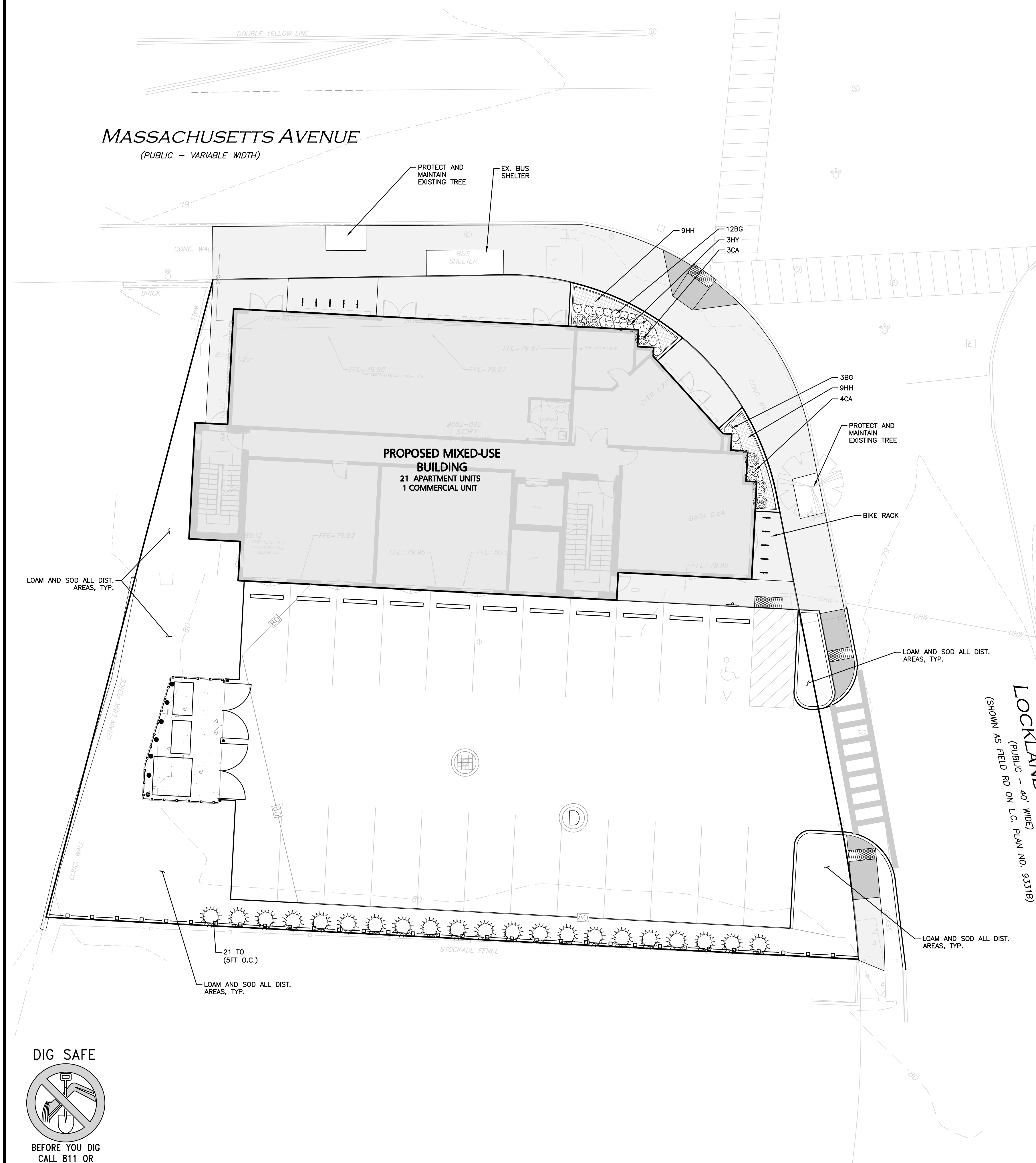
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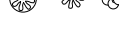


DRAWING TITLE:	SHEET No.
LAYOUT & MATERIALS PLAN	C-102

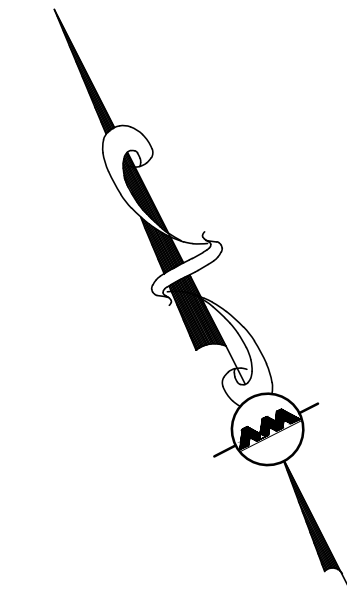
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LEGEND

DECIDUOUS TREE	
EVERGREEN TREE	
FLOWERING TREE	
SHRUBS	
MULCH BED	
PERENNIALS/GROUNDCOVER	
WILDFLOWER SEED MIX	
EROSION CONTROL SEED MIX	



PLANTING SCHEDULE-TREES, SHRUBS, GROUNDCOVERS & PERENNIALS

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	COMMENTS
EVERGREEN TREES						
TO	21	THUJA O. 'WINTERGREEN'	WINTERGREEN ARBORVITAE	6-7' HT	AS SHOWN	B&B
SHRUBS						
CA	7	CORNUS ALBA 'IVORY HALO'	IVORY HALO DOGWOOD	#3	AS SHOWN	POT
BG	15	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#2	AS SHOWN	POT
HY	3	HYDRANGEA ARBORESCENS INCREDIBALL	INCREDIBALL HYDRANGEA	#5	AS SHOWN	POT
PERENNIALS						
HH	18	HOSTA 'HADSPEN BLUE'	HADSPEN BLUE HOSTA	#1	24" O.C	STAGGERED

**ISSUED FOR
REVIEW**
7/15/2020

REGISTERED LANDSCAPE ARCHITECT FOR
ALLEN & MAJOR ASSOCIATES, INC.

2	06/23/2020	ISSUED FOR ARB
1	04/10/2020	ISSUED FOR ARB
REV	DATE	DESCRIPTION

APPLICANT\OWNER:

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452 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:

892 MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-01	DATE:	04-10-20
-------------	---------	-------	----------

SCALE:	1" = 10'	DWG. NAME:	C2729-01
--------	----------	------------	----------

DESIGNED BY:	BCD	CHECKED BY:	BDJ/RC
--------------	-----	-------------	--------

PREPARED BY:	
--------------	--



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ASSOCIATES, INC.

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civil engineering ♦ land surveying
environmental consulting ♦ landscape architecture
www.allenmajor.com
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WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

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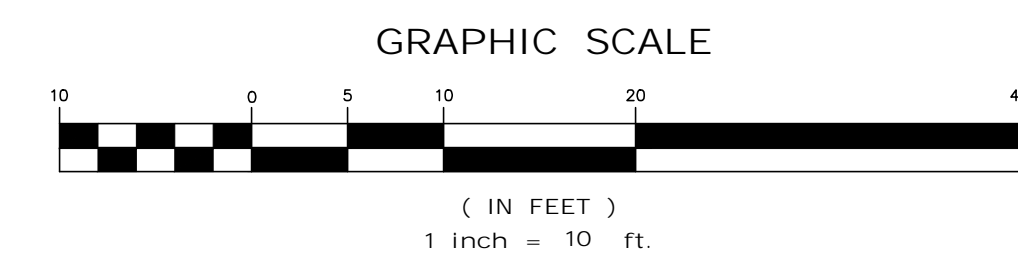
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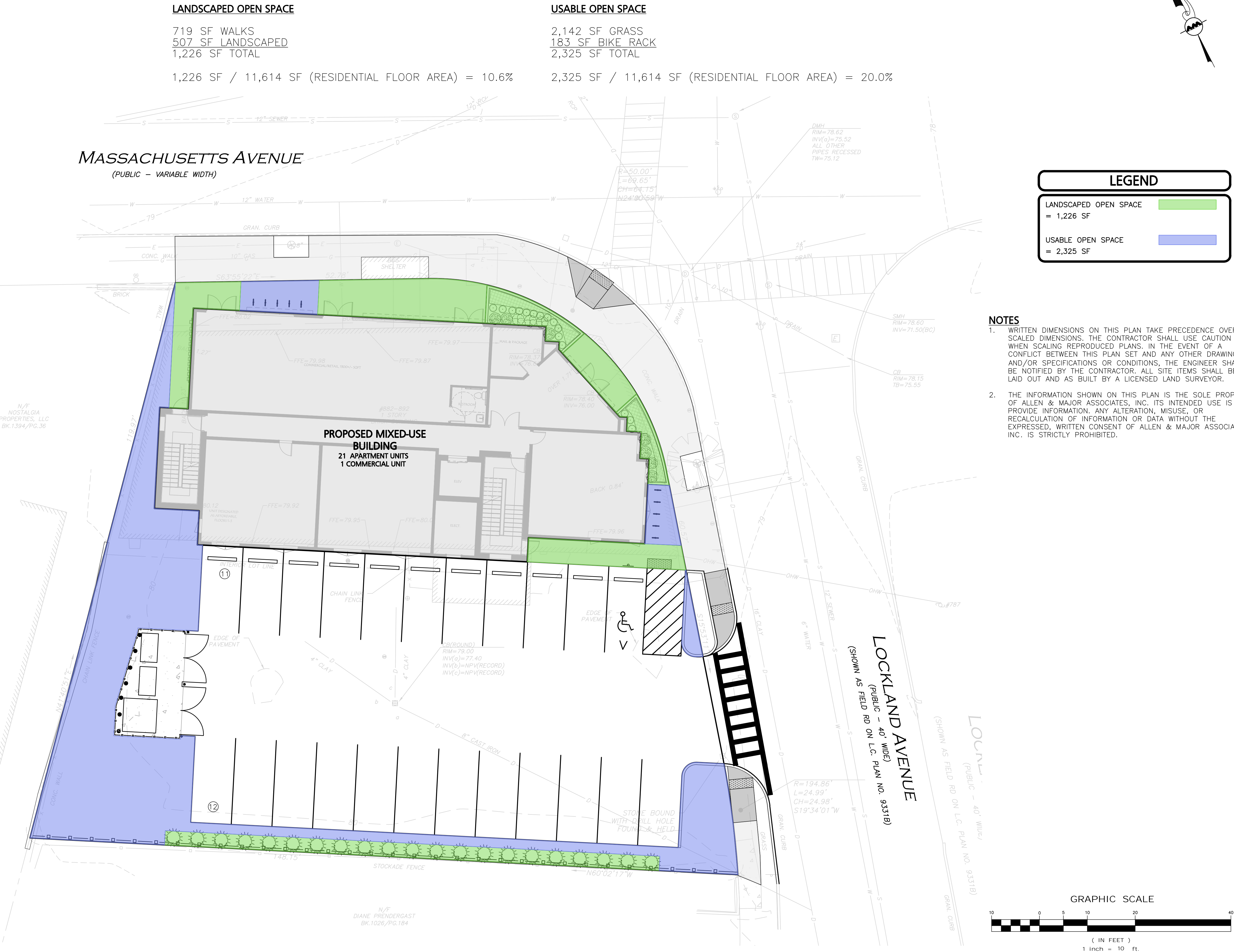
LANDSCAPE PLAN

SHEET No.

L-101

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PROFESSIONAL ENGINEER FOR
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PROJECT NO.	2729-01	DATE:	04-10-20
SCALE:	1" = 10'	DWG. NAME:	C272901
DESIGNED BY:	ARM	CHECKED BY:	BDJ/RC

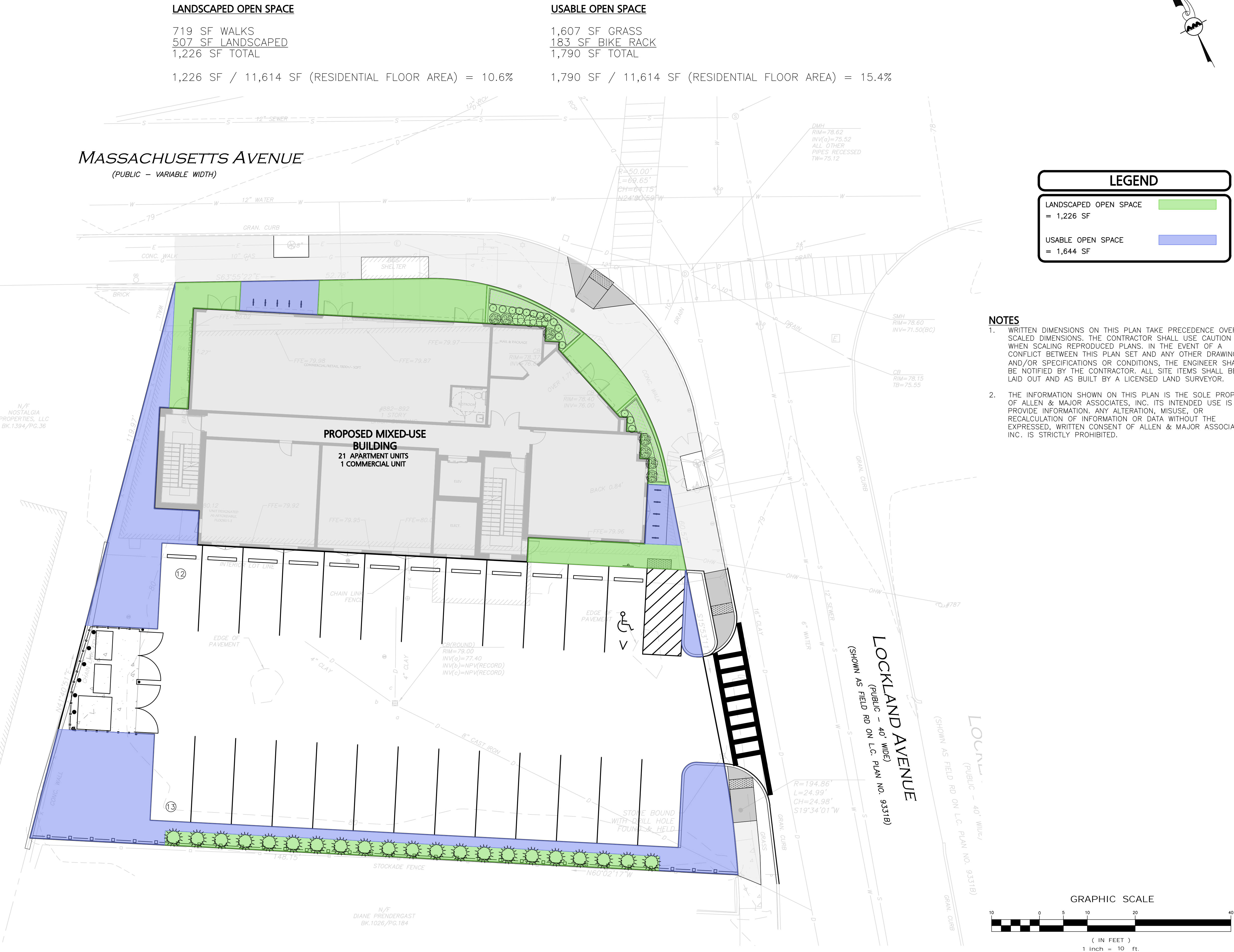
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DRAWING TITLE:	SHEET No.
OPEN SPACE FIGURE	EX-1



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

2	06/23/2020	ISSUED FOR ARB
1	04/10/2020	ISSUED FOR ARB
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SCALE:	1" = 10'	DWG. NAME:	C272901
DESIGNED BY:	ARM	CHECKED BY:	BDJ/RC

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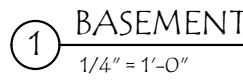
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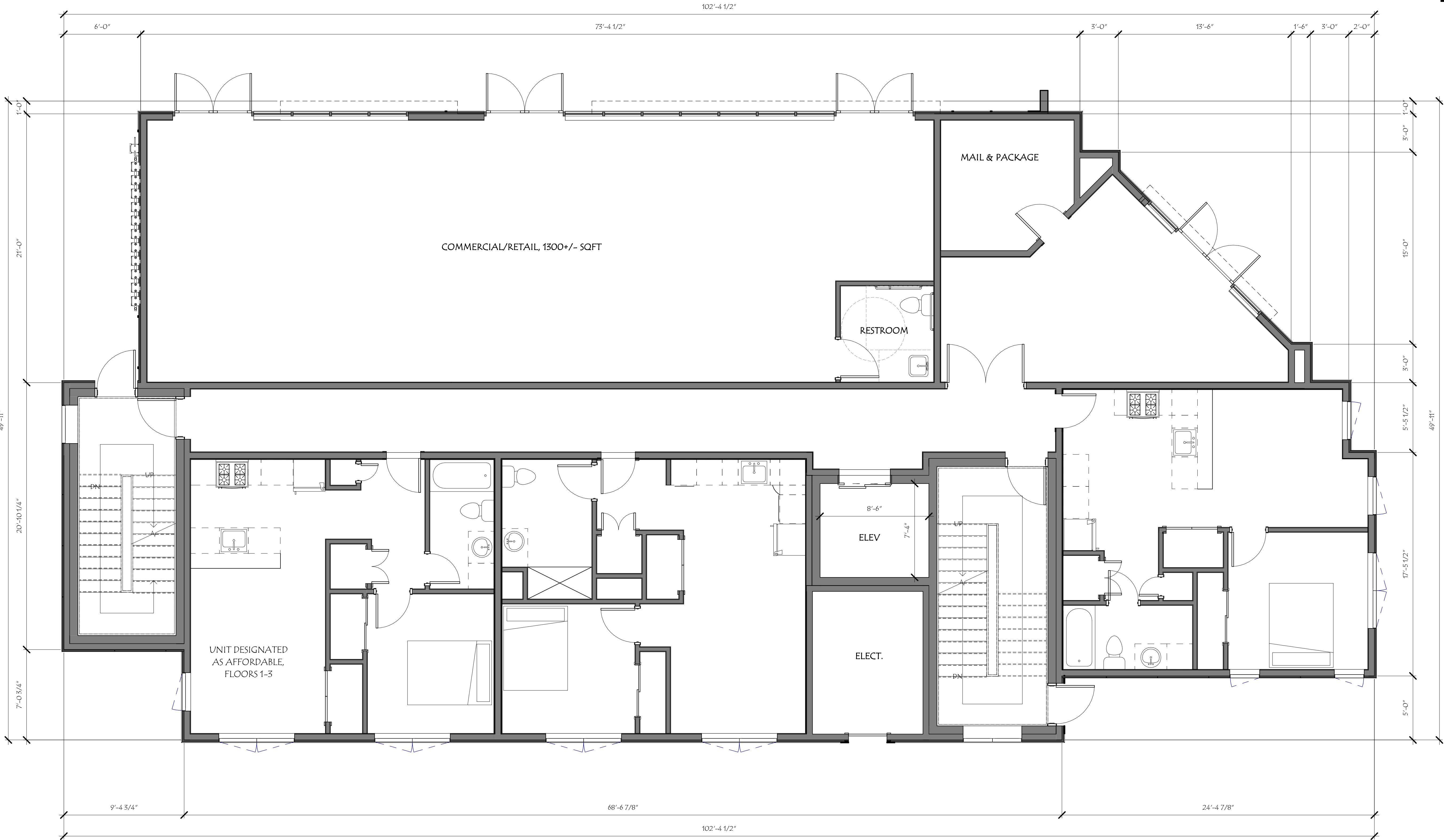
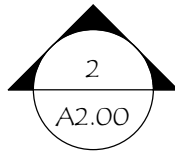
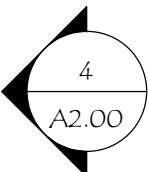
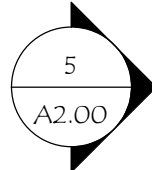
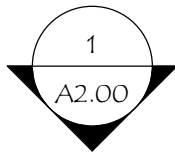
DRAWING TITLE:	SHEET No.
OPEN SPACE FIGURE	EX-2

882-892 MASS AVE
ARLINGTON, MA

* 2020 Market Square Architects 7/14/2020 9:16:58 PM



NOTE: SEE CIVIL FOR SITEWORK



1 1ST FLOOR
1/4" = 1'-0"

NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

Revisions:	Date
#	Description

1/4" = 1'-0"	PPS/LS	ALW
Scale:	Drawn By:	Checked By:
Project No.:	2020004	07/20/20
Date:	7/14/2020 9:46:59 PM	

Title:
OVERALL PLAN -
FIRST FLOOR

A1.02



ARLINGTON MIXED USE

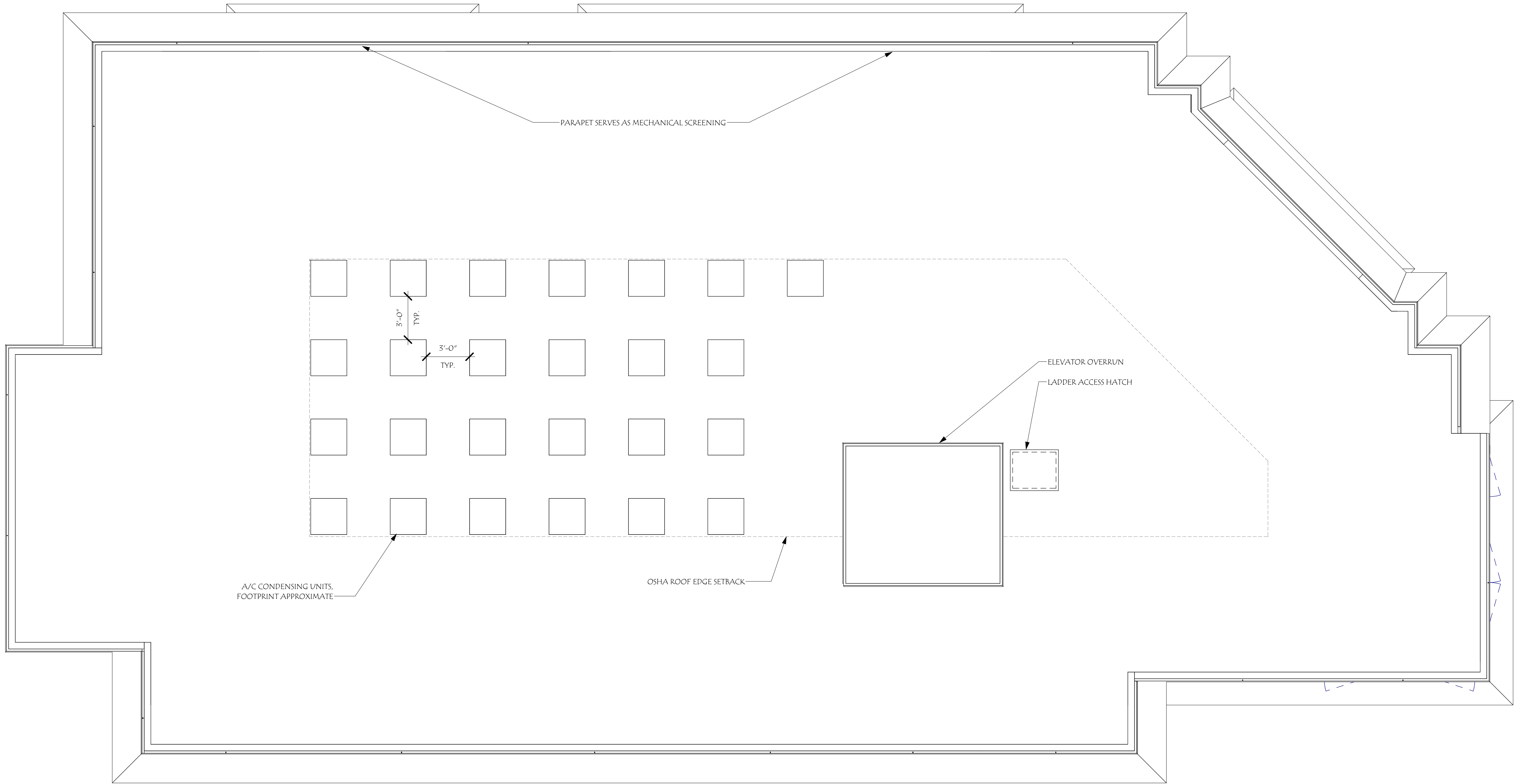
882-892 MASS AVE
ARLINGTON, MA

Scale:	Drawn By:	Checked By:	Project No.:	Date:
1/4" = 1'-0"	PPS/LS	ALW	2020004	07/20/20
Revisions:				
#	Description	Date		

Title:
OVERALL PLAN -
UPPER FLOORS

A1.03

NOT FOR
CONSTRUCTION



ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION



Revisions:	#	Description	Date

Scale:	1/4" = 1'-0"
Drawn By:	PPS/LS
Checked By:	ALW
Project No.:	20200004
Date:	07/20/20

Title:
OVERALL PLAN -
ROOF

A1.04

NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

Revisions:		Date
#	Description	

Scale:	1/8" = 1'-0"
Drawn By:	PPS/LS
Checked By:	ALW
Project No.:	20200004
Date:	07/20/20

Title: BUILDING ELEVATIONS	A2.00



③ CORNER ELEVATION
1/8" = 1'-0"



⑤ WEST ELEVATION
1/8" = 1'-0"

- MATERIAL NOTES:
- ♦ PAINTED FIBER CEMENT PANEL, TYP. ALL LOCATIONS.
 - ♦ CORNICE/TRIM TO BE FIBER CEMENT OR AZEK WITH METAL FLASHING PAINTED TO MATCH.



② SOUTH ELEVATION
1/8" = 1'-0"



④ EAST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

Revisions:		
#	Description	Date

Scale:	PPS/LS
Drawn By:	ALW
Checked By:	20200004
Project No.:	07/20/20
Date:	

Title: BUILDING PERSPECTIVES	A2.01
------------------------------------	-------



② RETAIL CORNER



① STREET INTERSECTION

NOTE: CONTEXT BUILDING HEIGHTS AND ELEVATIONS APPROXIMATED.



② LOCKELAND AVE ELEVATION
1/16" = 1'-0"



① MASS AVE ELEVATION
1/16" = 1'-0"



NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

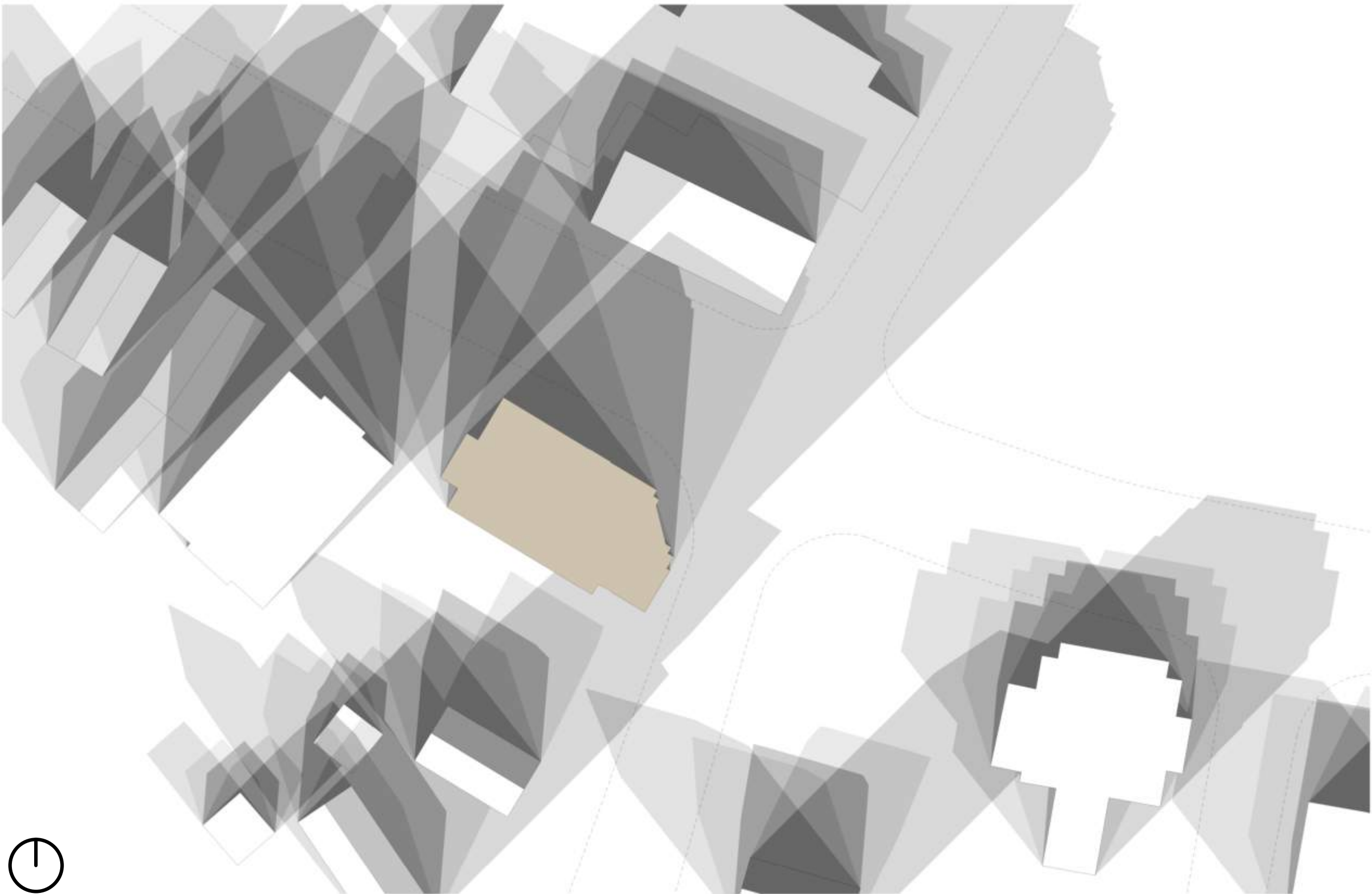
Revisions:		
#	Description	Date

1/16" = 1'-0"
PPS/LS
ALW
20200004
07/20/20

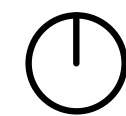
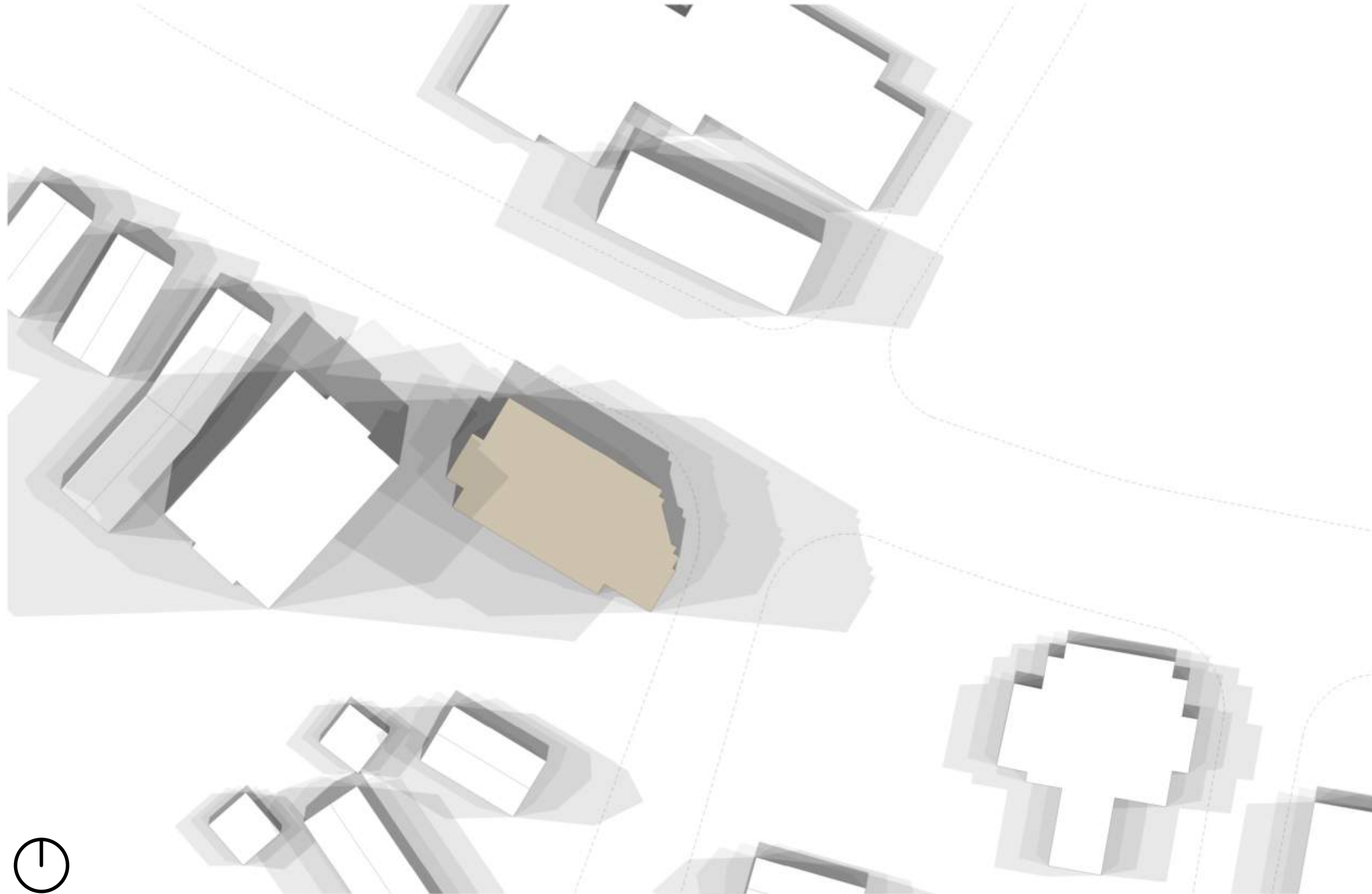
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Title:
STREET ELEVATIONS

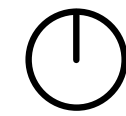
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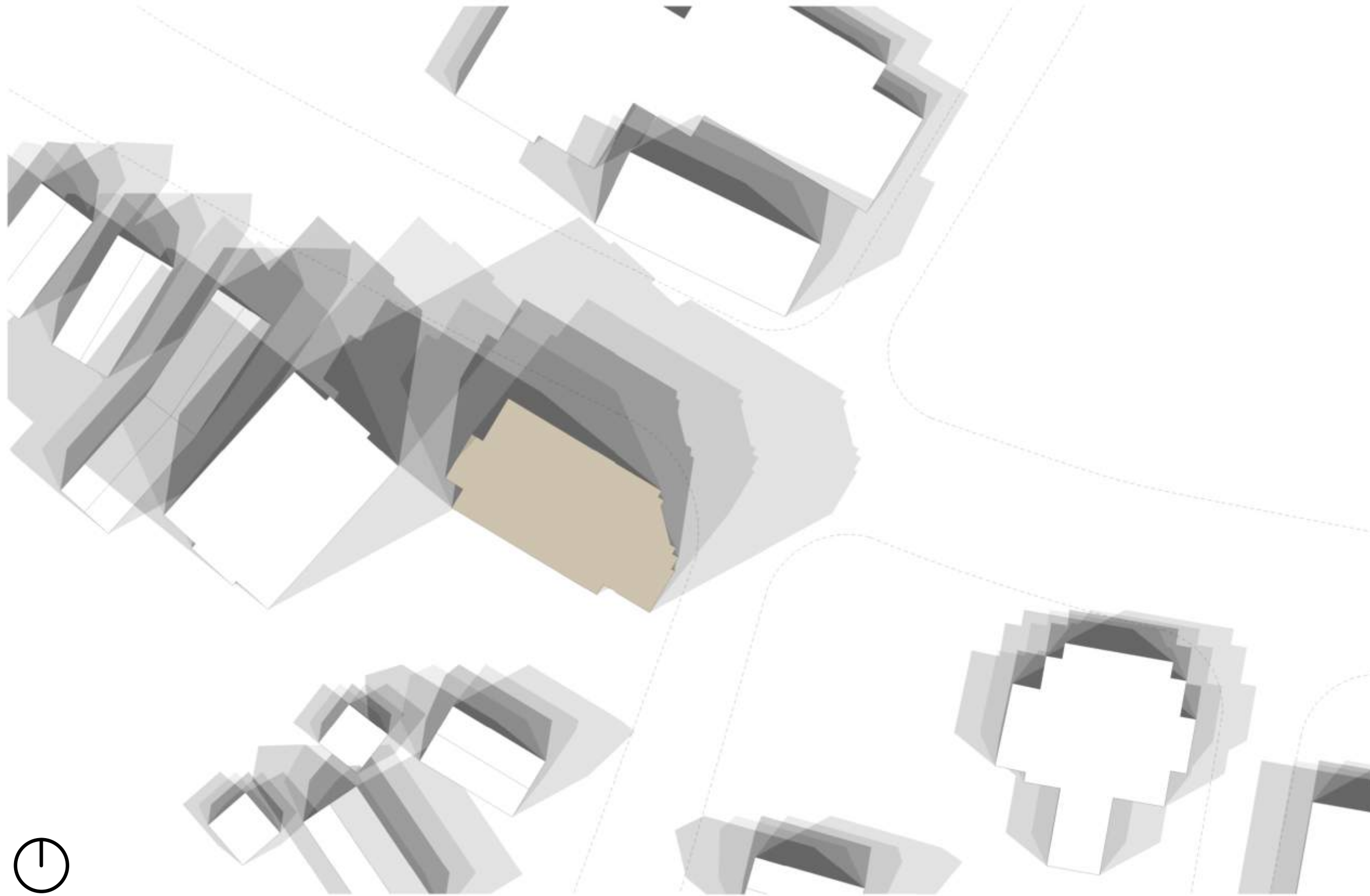
WINTER - 9:00AM TO 3:00PM



SUMMER - 7:30AM TO 4:30PM



SPRING/FALL - 9:00AM TO 3:00PM



ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

MARKET
SQUARE

ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202

NOT FOR
CONSTRUCTION

Title: SOLAR STUDIES	Revisions:		Scale:	Date:
	#	Description		
A9.01			PPS/LS	
			ALW	
			Project No.:	20200004
			Date:	07/20/20



ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION

Revisions:			
#	Description	PPS/LS	Date

Title: CORNER RENDER	Scale:
	Drawn By:
A9.02	Checked By:
	Project No.:
Date:	



ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION

MARKET
SQUARE
ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202

Revisions:		
#	Description	Date

Scale:	PPS/LS
Drawn By:	ALW
Checked By:	20200004
Project No.:	07/20/20
Date:	

Title: LOCKELAND RENDER	A9.03
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TOWN CLERK'S OFFICE
ARLINGTON, MA 01901

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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3625

DECISION
Special Permit Under
ENVIRONMENTAL DESIGN REVIEW

Applicant: 882-892 Massachusetts Ave., LLC
Property Address: 882-892 Massachusetts Avenue, Arlington, Massachusetts 02476

Hearing Dates: May 18, 2020, continued public hearings on July 6, 2020 and on July 20, 2020
Date of Decision: July 20, 2020

20 Day Appeal Period Ends: August 17, 2020

**Members
Approved**

David M. Wat
Rachel Zimber
[Signature]

Opposed

Eugene B. Benson

Town Clerk's Certification

Date



TOWN CLERK'S OFFICE
ARLINGTON, MA 02476

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Town of Arlington, Massachusetts
Redevelopment Board

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730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

Environmental Design Review Docket #3625
882-892 Massachusetts Avenue, Arlington, MA 02476
882-892 Massachusetts Ave., LLC

July 20, 2020

This Decision applies to the application by 882-892 Massachusetts Ave., LLC to demolish an existing one-story brick building and construct a mixed-use building at 882-892 Massachusetts Avenue located in the B2 Neighborhood Business District. The site is comprised of two adjoining lots: 882-888 Massachusetts Avenue and 890-892 Massachusetts Avenue. The Board reviewed and approved an Environmental Design Review Special Permit under Section 3.4. The building will include one (1) commercial space and twenty-one (21) one-bedroom residential units. Three (3) units of the 21 total units will be permanently deed-restricted as affordable per Section 8.2 of the Zoning Bylaw. A public hearing was held on May 18, 2020 and continued to July 6, 2020 and to July 20, 2020, when the public hearing was closed.

Materials reviewed for this Decision:

- EDR Public Hearing Memo 882-892 Massachusetts Avenue from Jennifer Raitt, Director of Planning and Community Development, dated May 4, 2020;
- Application for EDR Special Permit dated April 13, 2020 and updated July 15, 2020;
- Amended building and site plans dated May 7, 2020;
- Amended building and site materials dated July 15, 2020
- Supplemental information including correspondence from Kristen Welch, Greater Metropolitan Real Estate, LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise checklist by Market Square Architects, LLC, Stormwater Management Plan, including Drainage Summary and Site Development Plan Set dated April 10, 2020 from Allen & Major Associates, Inc.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. Mixed-use is allowed by Special Permit in the B2 Neighborhood Business District. The Zoning Bylaw, in Section 5.5.1 B, indicates that the district is intended for small retail and service establishments serving the needs of adjacent neighborhoods and oriented to pedestrian traffic; and mixed-use buildings. Mixed-use is a combination of two or more distinct land

uses, such as those proposed by this applicant, and the definition encourages such uses to be located in a single, multi-story structure, such as that in the new building at 882-892 Massachusetts Avenue.

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2. The requested use is essential and desirable. The second key finding in the Master Plan notes that *"Massachusetts Avenue has the capacity for growth. It can support mixed-use development commensurate with its function as Arlington's primary commercial corridor. Massachusetts Avenue is accessible to neighborhoods throughout the town; it has frequent bus service, bicycle routes, and good walkability. Increased density through greater building heights and massing would benefit the corridor from an urban design perspective and benefit the town from a fiscal perspective."*(p.8)

This proposal will bring twenty-one (21) new 1-bedroom residential units, of which three will be affordable to households earning at or below 70% of the area median income, and 1,750 square feet of commercial space. The Town has clearly established affordable housing priorities described in its Housing Production Plan (adopted by the Select Board and Redevelopment Board and approved by the Massachusetts Department of Housing and Community Development in 2016). There continues to be a need to create new housing opportunities, including market-rate and affordable homes, in the community; this development helps address that demand.

Additionally, the commercial space could be convenient for the surrounding neighborhood which includes abutting residential, commercial, and institutional uses in the following districts: B4, R6, B2A, and R2. Furthermore, there is a supermarket approximately 150 feet from the property and additional neighborhood businesses, amenities, and institutions in the immediate vicinity, including banks, restaurants, a pharmacy, gift shop, exercise studio, pre-school, and Arlington High School. A bus stop with shelter serving multiple routes is on Massachusetts Avenue directly in front of the building.

3. The development will include 23 surface parking spaces for cars, including one ADA accessible van parking space and forty (44) short- and long-term parking spaces for bicycles, 34 indoor spaces and 10 outdoor spaces. The sidewalk will be reconstructed immediately adjacent to the building, including resetting of all granite curbing around the perimeter of the property on Lockland Avenue and Massachusetts Avenue.
4. The development will meet stormwater design standards, including the addition of landscaped areas to the site, a reduction of impervious area, and new catch basin and sump for treatment and reduction of runoff rates. The development will improve, not overload, public utilities.
5. The development will need to meet special regulations of the Affordable Housing bylaw, including making three units that are representative of the mix of units in the building available to eligible households making up to 70% of the area median income. The three units will be equitably dispersed throughout the proposed building.

6. The use does not impair the integrity or character of the neighborhood. The mixed-use building is in keeping with adjacent land uses, particularly along Massachusetts Avenue. New residential units will not impair the integrity or character of the district or the four adjoining districts and it will not be detrimental to health or welfare. The building is consistent with the Design Standards for the Town of Arlington.
7. The use will not be in excess or detrimental to the character of the neighborhood.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

A. EDR-1 Preservation of Landscape

The existing site condition is primarily impervious. Approximately 2,100 square feet of the site will include landscaped areas with vegetation, including a combination of arborvitae, shrubs, and perennial plantings along the property edges. The new landscaping will improve the condition of the property and provide buffers along Lockland Avenue and along the adjacent building at 898 Massachusetts Avenue. A landscaped buffer is located along the eastern edge of the property.

B. EDR-2 Relation of the Building to the Environment

The development is located in the B2 Neighborhood Business District which only includes the existing building on this site and the adjacent parking lot. Heights in the vicinity range from single-story to five-story. The B2A District, across the street, includes a three-story mixed-use building on the site of a former garage. Greater height in certain locations can be beneficial. There is a modest set back from the sidewalk which is similar to the existing building setback against the sidewalk edge. The façade treatment will relate to the building's prominent location and a more active street level use with larger storefront windows will improve the overall relationship of the building to the environment.

C. EDR-3 Open Space

The development will add areas of landscaping to an existing impervious site, including approximately 2,100 square feet of landscaping.

D. EDR-4 Circulation

The development includes 23 spaces for vehicles located at-grade at the rear of the property in an existing parking lot, including one HC vehicle van parking space, indoor and outdoor bicycle parking. The development will improve adjacent infrastructure, including sidewalks, curb cuts, and curb treatments.

E. EDR-5 Surface Water Drainage

The application materials, drainage summary letter, and site development plan show reconstruction of the existing parking lot and an improved stormwater management system. A new catch basin with a sump and hood at the outlet pipe will be installed to provide treatment. This is an improvement over the existing conditions. The proposed design complies with the Town's current stormwater bylaw. Final design materials must be submitted for review and approval by the Town Engineer.

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ARLINGTON, MA 02461

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F. EDR-6 Utilities Service

All new utility connections will be underground.

G. EDR-7 Advertising Features

A sign band is included on the building façade and other exterior features.

H. EDR-8 Special Features

All structures are appropriately set back and include appropriate screening of additional structures on the building and in the parking lot.

I. EDR-9 Safety

The development meets all relevant health and safety codes.

J. EDR-10 Heritage

The proposal will include demolition of the existing one-story brick building in order to build a new four-story building. Neither the existing structure nor adjacent structures have been deemed as being historic, traditional, or significant uses, structures, or architectural elements. The proposed massing and preliminary design for the proposed building are compatible with other uses in the immediate neighborhood.

K. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

L. EDR-12 Sustainable Building and Site Design

The proposed building will be LEED certified.

The project must adhere to the following general conditions:

1. The final design, façade materials, landscaping, fencing, lighting, and sign plans and relevant specifications shall be subject to the approval of the Arlington Redevelopment Board. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

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4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
 5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
 6. The owner shall provide a statement from the Town Engineer that all proposed utility services have adequate capacity to serve the school. The owner shall provide evidence that a final plan for drainage and surface water removal has been reviewed and approved by the Town Engineer to the Department of Planning and Community Development.
 7. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
 8. All utilities serving or traversing the site (including electric, telephone, cable, and other such lines and equipment) shall be underground.
 9. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.

The project must adhere to the following special conditions:

1. The owner shall work with the Department of Planning and Community Development to comply with all requirements of Section 8.2, Affordable Housing Requirements.
2. The affordable units shall be equitably dispersed throughout the building and shall be comparable to market-rate units in terms of location, quality and character, room size, number of rooms, number of bedrooms, and external appearance as approved by the Department of Planning and Community Development.
3. An Affordable Housing Deed Restriction shall be executed with the Town prior to issuance of an Occupancy Permit for the three affordable units.
4. No condominium conversion of said affordable rental units shall be permitted without the express permission of this Board. In the case of a proposed condominium conversion, Applicant shall work with the Department of Planning and Community Development to ensure that the units continue to meet the requirements of Section 8.2.
5. The owner shall make provisions for a restaurant tenant in the commercial space, including location for a grease trap and a chase for black iron venting to the roof.

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6. The owner shall file an application for all building and property signage for review and approval by this Board.
7. The owner shall install at least one (1) Electric Vehicle charging station in the parking lot.
8. The owner shall install amenities for building residents, including outdoor seating, an outdoor grill, a garden for use by the tenants, and appropriate landscaping, shade, and/or other amenities encouraging outdoor use in the usable open space. The owner shall landscape the smaller areas of the plan labeled not sufficiently sized for usable open space.
9. The owner shall submit a Transportation Demand Management (TDM) plan for review and approval by the Department of Planning and Community Development.
10. The owner shall submit an updated façade design plan, particularly for the corner entrance to the residences, including building color schemes, for review and approval by the Department of Planning and Community Development.



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

May 19, 2022

Frank Pasciuto
Member Manager
882-892 Massachusetts Avenue
Arlington, MA 02474

Re: Approval of Transportation Demand Management Plan relative to Docket #3625, 882-892
Massachusetts Avenue, Arlington, MA

Dear Mr. Pasciuto,

Pursuant to Special Condition 9 in decision dated July 20, 2020 for the above-referenced property, this letter shall serve as approval of the Transportation Demand Management Plan, as provided on February 28, 2022 as follows:

- 1) Tenants who wish to park in the lot will be charged a fee of \$50 per month, except in the case of tenants who are renting deed-restricted affordable housing units.
- 2) Provide a membership for BLUEbikes to all tenants to encourage the use of bicycle rentals.
- 3) Provide covered bicycle parking and storage.

Should you have any questions regarding this approval, please contact me at 781-316-3092.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Raitt", is written over a light gray circular stamp.

Jennifer Raitt
Director

cc: Michael Ciampa, Director of Inspectional Services

455-459* Mass Ave ISD Permit Information
since ARB decision issued October 25, 2021

* 459 Mass Ave - street address of Papa Gino's

Date	Address	Type	Permit ID	Record #	Description	Status	Inspections		
							Date	Description	Approved
9/20/2023	459 Mass Ave	Building	B-23-68 (P-23-142)	B-23-68	Remodel space to a vanilla box electrical, heating a/c, and bathroom. New tenant to install finishes	Active	11/3/2023	ROUGH PLUMBING	Y
5/11/2023	455 Mass Ave	Plumbing	P_2023_334	158265	replace fixtures	Complete			
2/24/2023	455 Mass Ave	Building	B_2023_321	160725	Add 2nd floor, 13 residential units, and upgrade 1st floor as needed	Active	8/10/2023	FOUNDATION, DAMPPROOFING, & PERIMETER DRAINS	Y
							8/3/2023	EXCAVATION, SETBACKS, & FOOTING FORMS	Y
							7/25/2023	EXCAVATION, SETBACKS, & FOOTING FORMS	Y
							7/14/2023	FINAL PLUMBING	Y
							6/2/2023	FOUNDATION, DAMPPROOFING, & PERIMETER DRAINS	Y
							5/17/2023	Framing	Y
2/24/2023	455 Mass Ave	Certificate	C_2023_167	132730	dumpster	Complete			
9/20/2022	455 Mass Ave	Building	B_2022_1556	145585	Demo 2nd floor office spaces and remove back portion of building	Complete	7/14/2023	FINAL PLUMBING	Y
							5/15/2023	ROUGH PLUMBING	Y
							3/17/2023	EXCAVATION, SETBACKS, & FOOTING FORMS	Y
9/20/2022	455 Mass Ave	Certificate	C_2022_672	130135	dumpster	Complete			
2/11/2022	455 Mass Ave	Electrical	E_2022_1153	157012	Electrical demo in basement	Complete			
2/14/2019	459 Mass Ave	Building	B_2019_202	76203	interior demolition / non structural	Active	11/3/2023	ROUGH PLUMBING (I assume this is the same inspection as for permits B-23-68 and P-23-142)	Y

457 Mass Ave - nothing since 2016

2-14 Medford St - nothing since 2020, except a Certificate of Use/Occupancy application (Oct 2023) for a gelato shop at 8 Medford Street (former Artful Heart Gallery)



Town of Arlington, Massachusetts

Fox Library (157 Mass Ave) Housing Feasibility

Summary:

9:45 pm The Board will discuss the Community Planning Grant awarded to Arlington to study the feasibility of developing affordable housing above a new Fox Branch Library.

ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	12062023_Fox_Feasibility_memo_to_SB_ARB_AHT_final.pdf	12062023 Fox Feasibility memo to SB ARB AHT final



TOWN OF ARLINGTON

DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Arlington Select Board, Arlington Redevelopment Board, Affordable Housing Trust Board,
Arlington Public Library Board of Trustees

From: Claire V. Ricker, AICP, Director, Planning and Community Development

CC: Anna Litten, Director, Arlington Public Library

Date: December 5, 2023

RE: Fox Library Housing Feasibility Study

The Department of Planning and Community Development (DPCD) has been awarded a \$77,400 Community Planning Grant from the Executive Office of Housing and Liveable Communities to study the feasibility of developing affordable housing above a new Fox Branch Library. The feasibility study will be performed by the Metropolitan Area Planning Commission (MAPC.)

In partnership with the Affordable Housing Trust Fund Board, the Library, and DPCD, the feasibility study will research and analyze the potential for construction of affordable housing above a new Fox Branch Library at 175 Mass Ave. The study will evaluate housing development strategies applicable to the Fox Branch site and will inform the decision-making process for what may be possible on the site with respect to housing. Specifically, the study will review precedents, develop example pro-forma and other financial analysis, engage the neighborhood via community process, and evaluate the potential for a public-private partnerships. Studying the potential of public assets to create housing is envisioned in several Town studies and plans, including the Town of Arlington Master Plan, the Housing Production Plan, and the Arlington Equity Audit.

The grant is supplemented by a \$15,000 Technical Assistance award from the Metropolitan Area Planning Commission who will perform and complete the feasibility analysis. The feasibility analysis will be conducted in the first quarter of 2024, with a final report due in late March - early April. Findings will be shared with you and the public when MAPC delivers the final report.